



# Gillespie Field Development Council



**A Joint Powers Agreement Between the City of El Cajon and County of San Diego**  
*Airport Administration Building ♦ 1960 Joe Crosson Drive ♦ El Cajon, California 92020-1236 ♦ (619) 956-4800*

Phyllis Trombi  
*Chairwoman*

Bob Parker  
*Vice Chairman*

Cliff Leary  
*Councilman*

Ramzi Murad  
*Councilman*

Barry Bardack  
*Councilman*

**DRAFT – SUBJECT TO GFDC  
APPROVAL February 17, 2009  
MINUTES OF January 20, 2009**

<b><u>MEMBERS PRESENT</u></b>	<b><u>STAFF PRESENT</u></b>
Cliff Leary	Peter Drinkwater
Phyllis Trombi	Roger Griffiths
Bob Parker	Lee Ann Lardy
Ramzi Murad	Joe Ryan
Barry Bardack	Sarah Solis

\*For others present, sign-in sheet is available in the Administration Building office.

1. **ROLL CALL**

Chairman Leary called the meeting to order at 6:01 p.m.

2. **APPROVAL OF MINUTES**

Ms. Trombi made a motion the minutes of November 19, 2008 be approved. Mr. Bardack seconded the motion, which passed unanimously.

3. **CHAIRMAN'S REPORT**

Mr. Leary thanked County staff and the public for their input and ideas during 2008. He asked the Council to elect a new Chair and Vice Chair. Mr. Bardack moved that Ms. Trombi be elected Chair. Mr. Parker seconded the motion, which passed unanimously. Mr. Bardack moved that Mr. Parker be elected Vice Chair. Ms. Trombi seconded the motion, which passed unanimously.

4. **GILLESPIE FIELD INDUSTRIAL PARK – AMENDMENTS TO INDUSTRIAL LEASES**

Ms. Lardy briefed the Council on the recommended approval of thirty-three (33) amendments for individual ground leases located in the Gillespie Field Industrial Park (GFIP). She further explained the 2009 Industrial Land Value (ILV) Formula Increase and Appraised Land Value, Proposed Rental Adjustments, Proposed Amendment Terms,

Phased-in Rental Increases, Changes to the ILV Calculation for Future Rental Adjustments and Premises Descriptions.

*MOTION - "It is recommended that the Board of Supervisors approve the thirty-three industrial ground lease amendments to Leases in the Gillespie Field Industrial Park, as recommended by staff."*

Mr. Parker moved the motion be approved. Mr. Leary seconded the motion which passed unanimously.

#### 5. REAL PROPERTY UPDATE

Associate Real Property Agent, Joe Ryan gave information regarding El Cajon Flying Service (ECFS) and Scandinavian Aviation Academy (SAA) Flight Training plans to renovate hangar space that SAA is currently subleasing from ECFS. The renovation will consist of remodeling existing hangar space into a modernized ground school and flight briefing facility capable of more effectively handling their current student base of approximately 100 students per year. No aircraft or tenants will be displaced as a result of the renovations. Mr. Ryan gave further information regarding new programs being implemented by SAA to ensure safety on the ground and in the air. Mr. Ryan introduced Rob Dennis of ECFS and Torbjörn Gisslund of SAA to answer any questions.

Mr. Bardack shared his concerns regarding the difference between English Second Language class vocabulary vs. "aviation English". Mr. Gisslund stated that each student will be required to take 160 hours of English training and that the teachers will teach aviation-specific language. Mr. Dennis stated that he was impressed by the required number of class hours and that SAA has been at Jet Air and has a great track record.

Ms. Lardy gave the Real Property Update and stated the Cajon Air Center EIR will be further delayed. She explained that one reason was the adoption of the Gillespie Field APLUCP which will also need an EIR. She stated that Airports cannot start their Public Comment on its EIR period until the Airport Authority completes theirs. Ms. Trombi stated the FAA had already looked at the EIR. Ms. Lardy clarified that forecast and noise data changes were needed due to the closure of Silver State and to match the ALUCP. She reported that Airports is expecting FAA comments back by the end of January. Mr. Leary asked if there would be further revisions. Ms. Lardy stated it was possible.

#### 6. AIRPORTS DIRECTOR UPDATE

Mr. Drinkwater spoke about the affect the down-turn in the economy is going to play in Airports business, specifically FAA grants. He stated that Airports will do it's best to keep the ship moving forward but that lessees need to realistically adjust their business plans. Mr. Drinkwater spoke about the Regional Aviation Strategic Plan (RASP); while the focus is on McClellan-Palomar, Gillespie may play a part in the regional transportation strategic plan for additional corporate/charter. More information will be provided as it develops.

#### 7. AIRPORT MANAGER UPDATE

Mr. Griffiths stated there were 16,638 operations in December for a total of 242,962 operations in 2008. There were 3 noise complaints in November and 2 noise complaints

in December. He stated there would be a 5 hour inspection by County Stormwater and was expecting a list of items to repair around the airport. He stated that on-field tenants and County staff are required to keep everything out of the storm water drains. He advised that if you can keep machinery out of the rain or covered up there is less chance that something will rust and then run into the drains.

8. OPPORTUNITIES FOR MEMBERS OF THE PUBLIC TO ADDRESS THE GILLESPIE FIELD DEVELOPMENT COUNCIL ON MATTERS NOT PREVIOUSLY DISCUSSED

Howard Merritt of the Commemorative Air Force spoke about plans for an air show June 5-7 in conjunction with the Ramona Air Show Committee, to be held at Gillespie. They expect to have a "kid's day" on Friday and a fundraiser "cocktail dance" at High Performance Aircraft on Saturday. He stated that they had some sponsors already but may network with surrounding cities, Santee and La Mesa.

Mr. Dennis stated that after years of business, Bill & Sissie Cardwell of Advanced Aircraft Electronics were closing their doors. He thanked them for their years of service to those on the field and the flying public.

Leslie Day, President of the GPA, asked if the same formula used on the lease increases would be used on hangar increases. Ms. Lardy stated that a previous Gillespie Airport Lessees Association (GALA) workshop gave examples of phase-in increases that have been used for aviation adjustments. Ms. Day asked about government agencies on the field. Mr. Griffiths stated that there are many different government agencies on the field at any given time and that if someone is approached on the field, ask to see their badge, and call him or security if they want to confirm government official's identities. He clarified that not all officials check in with him before entering the air field.

9. RECOMMENDATIONS BY THE COUNCIL FOR ITEMS TO BE DISCUSSED DURING A FUTURE GILLESPIE FIELD DEVELOPMENT COUNCIL MEETING

Ms. Trombi asked for a presentation on the preliminary budget.

10. OLD BUSINESS

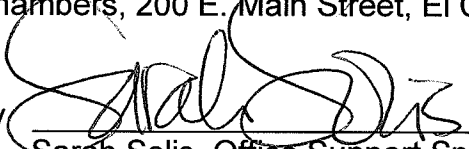
There was no old business.

11. NEW BUSINESS

There was no new business.

Ms. Trombi adjourned the meeting at 7:28 p.m. The next meeting of the Gillespie Field Development Council will be at 6 p.m., Tuesday, February 17, 2009 in City Council Chambers, 200 E. Main Street, El Cajon.

By

 2/2/09  
Sarah Solis, Office Support Specialist